

050.0

Map

0002

Block

0006.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 784,700 /

USE VALUE: 784,700 /

ASSESSed: 784,700 /

Total Card /

Total Parcel

784,700

784,700

784,700

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
6		RUSSELL TERR, ARLINGTON

Unit #:

Owner 1:	MEGUERDITCHIAN DIKRAN	
Owner 2:		
Owner 3:		
Street 1:	635 MASS AVE UNIT 10	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02476	Own Occ: N
	Type:	

OWNERSHIP

PREVIOUS OWNER

NARRATIVE DESCRIPTION

OTHER ASSESSMENTS

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8989.000	295,400	6,500	482,800	784,700
Total Card	0.206	295,400	6,500	482,800	784,700
Total Parcel	0.206	295,400	6,500	482,800	784,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	463.77	/Parcel:	463.77

PREVIOUS ASSESSMENT

SALES INFORMATION

BUILDING PERMITS

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	295,400	6500	8,989.	482,800	784,700		Year end	12/23/2021
2021	101	FV	285,900	6500	8,989.	482,800	775,200		Year End Roll	12/10/2020
2020	101	FV	285,800	6500	8,989.	482,800	775,100	775,100	Year End Roll	12/18/2019
2019	101	FV	226,600	6500	8,989.	482,800	715,900	715,900	Year End Roll	1/3/2019
2018	101	FV	234,500	6500	8,989.	324,100	565,100	565,100	Year End Roll	12/20/2017
2017	101	FV	234,500	6500	8,989.	310,400	551,400	551,400	Year End Roll	1/3/2017
2016	101	FV	234,500	6500	8,989.	282,800	523,800	523,800	Year End	1/4/2016
2015	101	FV	220,700	6500	8,989.	227,600	454,800	454,800	Year End Roll	12/11/2014

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

050.0-0002-0006.0

Pat Acct.

4202

Legal Description

Notes

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

User Acct	34885
GIS Ref	
GIS Ref	
Insp Date	10/04/18
!4202!	
PRINT	
Date	Time
12/30/21	00:11:52
LAST REV	
Date	Time
10/09/18	08:43:43
apro	
4202	

USER DEFINED

Prior Id # 1: 34885

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8989		Sq. Ft.	Site		0	70.	0.77	11									482,770						482,800	

Total AC/HA:

0.20636

Total SF/SM:

8989

Parcel LUC:

101

One Family

Prime NB Desc

ARLINGTON

Total:

482,770

Spl Credit

Total:

482,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

